



143 Christchurch Road, Norwich

Guide Price **£540,000**

websters.



143 Christchurch Road

Norwich

Set on the highly regarded Christchurch Road, this detached inter-war home offers well-proportioned accommodation, an attached garage and a generous garden. Its character is evident from the front: arched brick window surrounds, a gabled frontage, chimney stacks and a rounded porch. Inside, the house retains original details, including a stained glass front door. It is now ready for a new owner to modernise and make their own. The property is offered with no onward chain.

Ground Floor

The rounded porch opens to an entrance hall with stairs rising to the first floor and useful storage beneath. A ground-floor cloakroom with WC and basin leads off the hall.

The living room has a gas fire and a wide opening through to the dining area, giving a flexible, light-filled space for family life and entertaining. Sliding doors from the dining area open onto the glazed conservatory.

A further reception room at the front of the house has a large window and would work well as a study, playroom or snug.



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The separate kitchen has a range of fitted wall and base units, a window to the rear aspect and space for a breakfast table. The conservatory has a tiled floor, built-in storage and a door to the garden, and would suit a garden room, utility or potting space. It would benefit from some attention.

First Floor

The landing gives access to the loft, with a loft ladder in place, and to a storage cupboard.

The principal bedroom is a large double with a wide window and a further side window. The second double overlooks the garden. The third bedroom has built-in sliding wardrobes, which would suit a child's room or home office.

The family bathroom has a bath, pedestal basin, bidet and WC, with tiling to the walls.

Location

Christchurch Road is one of Norwich's most sought-after addresses, in the Golden Triangle, within easy reach of Unthank Road and a number of shops, cafés and restaurants, local schools, both public and private and the city centre.

Council Tax band: E

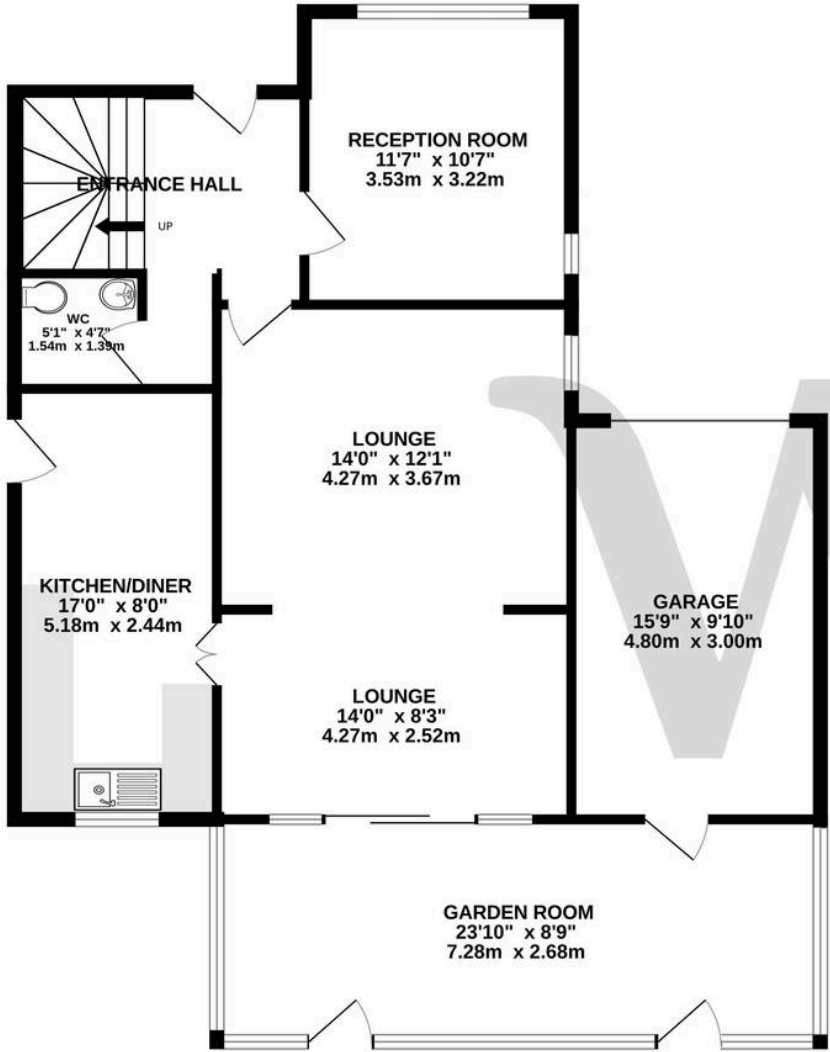
Tenure: Freehold

Garden

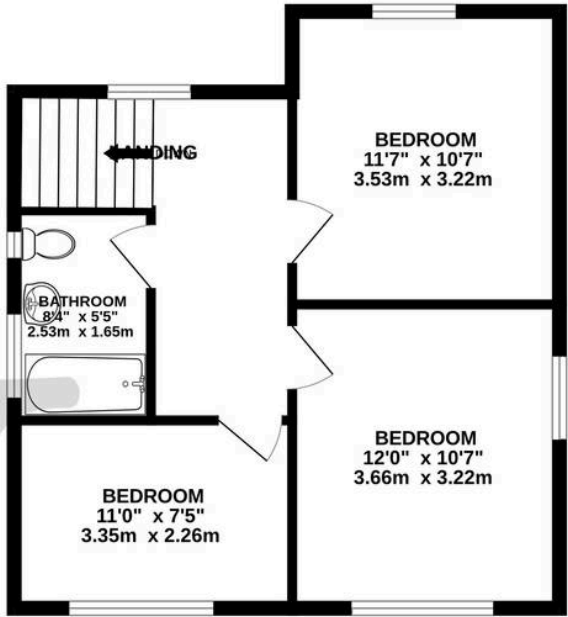
The property sits behind a lawned front garden with a wrought-iron gate. A driveway runs along the side to the attached garage. The rear garden is a real feature, with a long lawn bordered by mature shrubs and trees and screened by fencing. It offers plenty of space for family use, and for landscaping or extending (subject to planning and building control where required).



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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